

Historic District Review Board

Regular Session Agenda

January 18, 2011

4:30 P.M.

1. Call to Order; Roll Call
2. Invocation and Pledge of Allegiance
3. Consent Agenda
 - A. Approval of Agenda Format
 - B. Approval of Minutes
4. New Business
 - A. 113 Tazewell Avenue – Addition and Restoration
 - B. 6 Tazewell Avenue – Addition and Modification
5. Old Business
 - A. None
6. Announcements
7. Adjourn

DRAFT
Historic District Review Board
Regular Session
November 16, 2010

At approximately 4:40 p.m., in the Town Council Chambers, Chairman Russ Dunton, having established a quorum, called to order the Regular Session of the Historic District Review Board. In addition to Chairman Dunton, present were Jan Neville, Bob Sellers, and Dianne Davis. Also present were Town Planner Tom Bonadeo and Asst. Town Clerk Linda Carola. Board Member Melvin Dudley was absent.

Dianne Davis led the Invocation and all recited the Pledge of Allegiance.

Motion made by Bob Sellers, seconded by Dianne Davis, and unanimously approved to accept the agenda as presented.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to accept the minutes of October 19, 2010.

OLD BUSINESS

A. i. 204 Bay Avenue.

Chairman Dunton began the discussion with the potential renovations to 204 Bay Ave. Tom Bonadeo stated that the board would probably receive an application in the future regarding the renovations, specifically the carport. Further discussion continued regarding: i) application for state tax credits; ii) application to the Historic District Review Board; iii) carport demolition (full or partial); and iv) appearance of the property with or without the carport. Tom Bonadeo stated much repair was needed, however; after the renovations were completed, the property would look good. Jan Neville asked about the demolition process and Tom Bonadeo further explained the process.

A. Review of Guidelines and Ordinance.

Chairman Dunton stated the Zoning Ordinance and Historic District Guidelines do not match and that they must be consistent and further discussion continued regarding: i) exposed cement block. Any exposed cement block must be parged and no painting of the block would be allowed; ii) faux brick and stone (brick face) must be clarified; iii) synthetic wood, texture and dimensions must be defined in the Zoning Ordinance and the Historic District Guidelines; iv) definition of primary porch and the front porch. The porch facing the street needs to be clarified in both documents; v) clarification of the 80% porch rule with emphasis on the architectural style; vi) aluminum and vinyl siding in all zones with discussion of the thickness stating that "double 5 vinyl" was currently allowed but not recommended and that there was a concern among the board members for low income families not being able to afford an upgraded siding; and vii)

clarification on the use of vinyl siding on new structures vs. renovations and the possible recommendation to be determined on a case by case basis for the use of vinyl siding.

Further discussion continued on the different styles of vinyl siding and Tom Bonadeo stated he would draft recommendations for the changes on all items discussed for review by the board members at the next meeting.

Tom Bonadeo informed the board members of the Joint Public Hearing with Town Council and the Planning Commission scheduled for December 7th regarding the Delisheries Building.

Motion made by Dianne Davis, seconded by Bob Sellers and unanimously approved to adjourn the Historic District Review Board Meeting.

Linda Carola, Asst. Town Clerk

Russ Dunton, Chairman

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: January 18, 2011
Item: 4A – 113 Tazewell Avenue – Addition and Restoration
Attachments: Plans, pictures and application

Application Specifics

A complete application has been received for the addition and restoration of the brick house at 113 Tazewell Avenue. This is the northwest corner of Tazewell and Pine.

The previous owner started work on the house and removed the “original” addition to the north of the house leaving the building as shown in the pictures. This work was reviewed and permitted in 2006. The 1931 Sanborn Insurance map shows this “addition” although the construction details imply that the structure was added to the original house.

The new addition will approximately replace the old one but a little wider. It will be a frame addition so as not to simulate an original part of the house. The frame addition will be 2 stories and have a standing seam metal roof.

In addition to the 2 story addition there will be a first floor deck extending northward from the rear of the house with a roof deck above. See drawings A-1 and A-2.

Discussion

The addition will meet the following requirements of the ordinance:

1. The addition will observe the side yard setback of 5 feet on the west.
 2. The separation will be greater than 15 feet from the accessory building.
 3. The addition will be of contrasting material so as to separate it from the design and material of the original structure as required in the Secretary’s Guidelines.
 4. The addition will use standing seam metal roof as a recommended material in the ordinance.
 5. The foundation of the addition and deck will be brick in keeping with the ordinance.
- The following restoration will be done to the original house.
6. As part of the restoration of the house, the windows will be replaced with Marvin Infinity windows rather than adding storm windows. These windows will match in opening but the original sash will not be restored or salvaged.
 7. The front porch floor will be replaced with tongue and groove material, possibly composite. The rear deck will be floored to match.
 8. Siding on the addition will be smooth hardi-plank.
 9. Front porch rails will be refinished.

Recommendation

Review the plans and pictures and discuss the application. Staff recommends approval of the application as the restoration is sympathetic with the ordinance and Secretary’s Guidelines.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date 1-5-11
*(Attach plans)

Permit No. pd
Fee: \$50.00

Applicant LEON PARHAM Signature Leon Parham
Address 403 TAZEVELL Cape Charles, VA 23310 Telephone 757 331 8133

Owner KIMBERLY ABOD
Address 7818 ENGLISH WAY City BETHESDA State MD ZIP Code 20817

Contractor _____
Address _____ City _____ State _____ ZIP Code _____
Town License No. _____ State License No. _____

Location of Improvement 113 TAZEVELL AVE.
Lot No. 1 Block No. 5 Lot Size 40 X 132.5' Lot Area _____
Type of Improvement FRAME ADDITION 2 STY
Proposed Use KITCH - 1st FLR MASTER BATH 2ND STY
Estimated Construction Costs _____

Dimension of Structure or Improvement Width 21'-3" Length 14'-6" + 9" Height 20' ±
Total Square Footage 313.6 sq ft / FLR HTD.

- Structure or Improvement will be set back
- _____ from front property line
 - _____ from side property line
 - _____ from side property line on corner lot
 - _____ from rear property line
 - _____ from alley

Town Water Permit _____ Town Sewer Permit _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Administrator and Building Official before such changes are constructed.

Signature of Applicant _____
Bank of America Advantage®

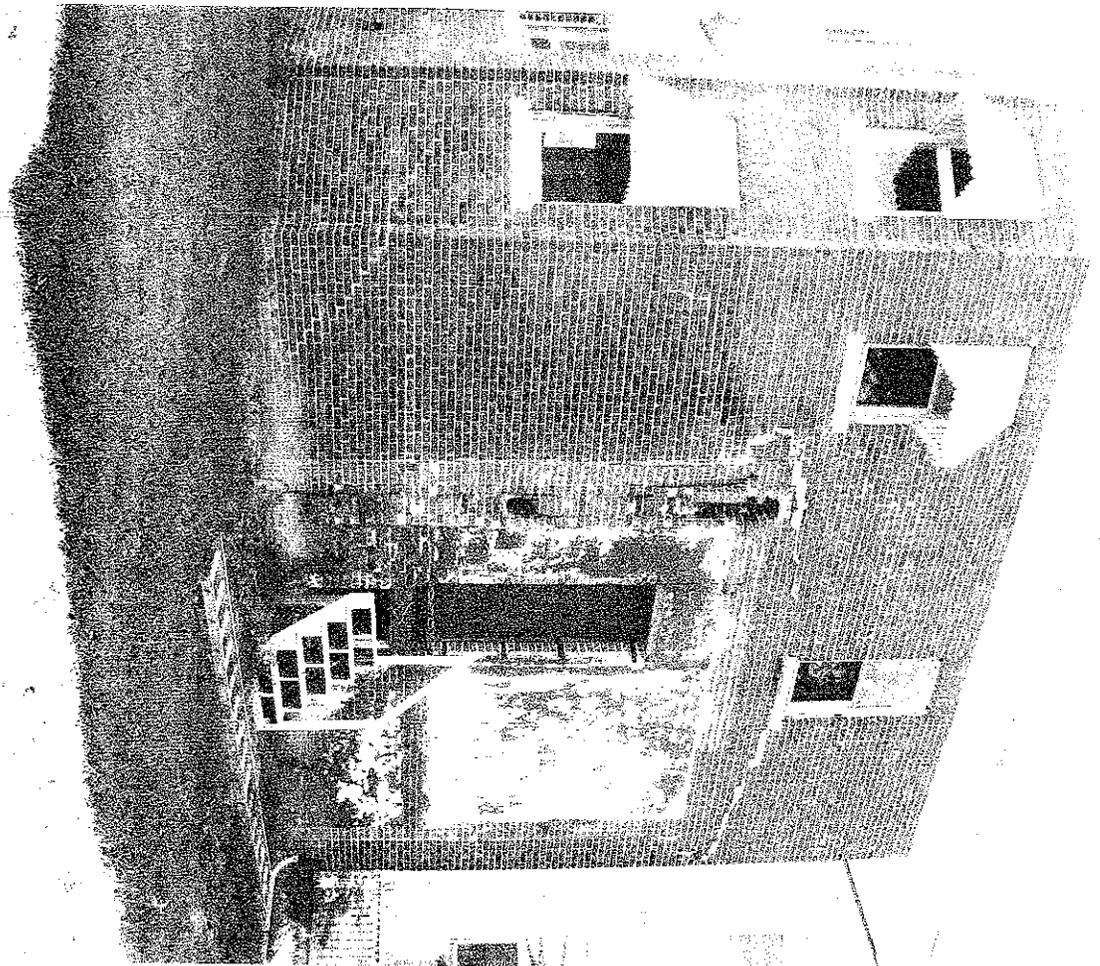
LEON F PARHAM, R.A. 11-96 3535
403 TAZEVELL AVE
CAPE CHARLES VA 23310-3217

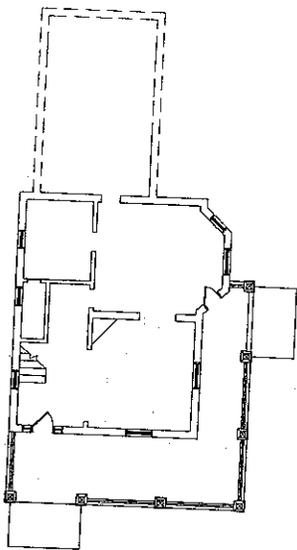
Date 1/5/11 68-1/510 VA 1286

Pay Town of Cape Charles \$ 50.00 or to
to the order of Ms. [Signature] Dollars 50.00 lding
_____ set in

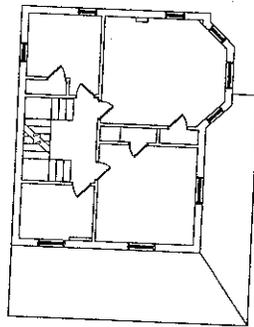
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Memo 113 Tazewell Hpt. Dis. Rep. Leon Parham

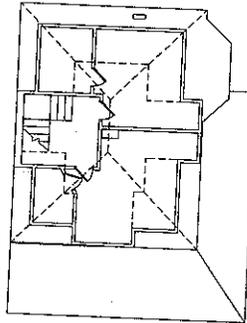




FIRST FLOOR PLAN



SECOND FLOOR PLAN



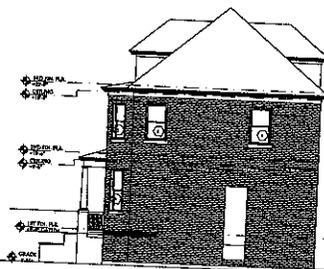
THIRD FLOOR PLAN



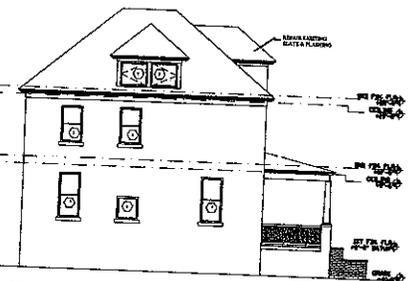
SOUTH (FRONT) ELEVATION



EAST (SIDE) ELEVATION



NORTH (REAR) ELEVATION



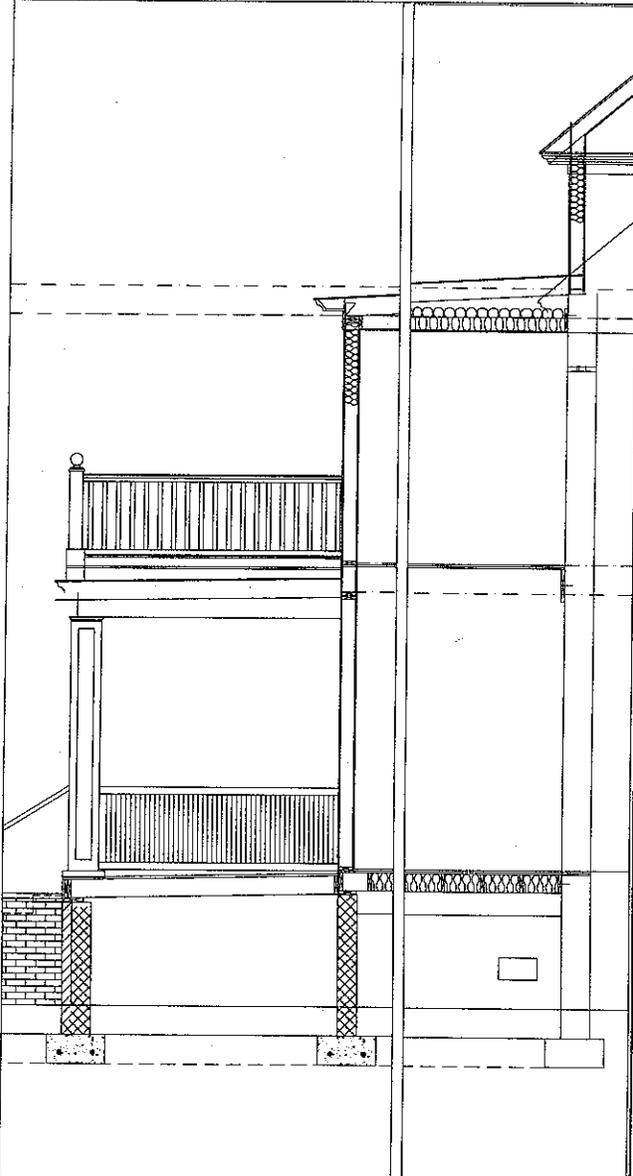
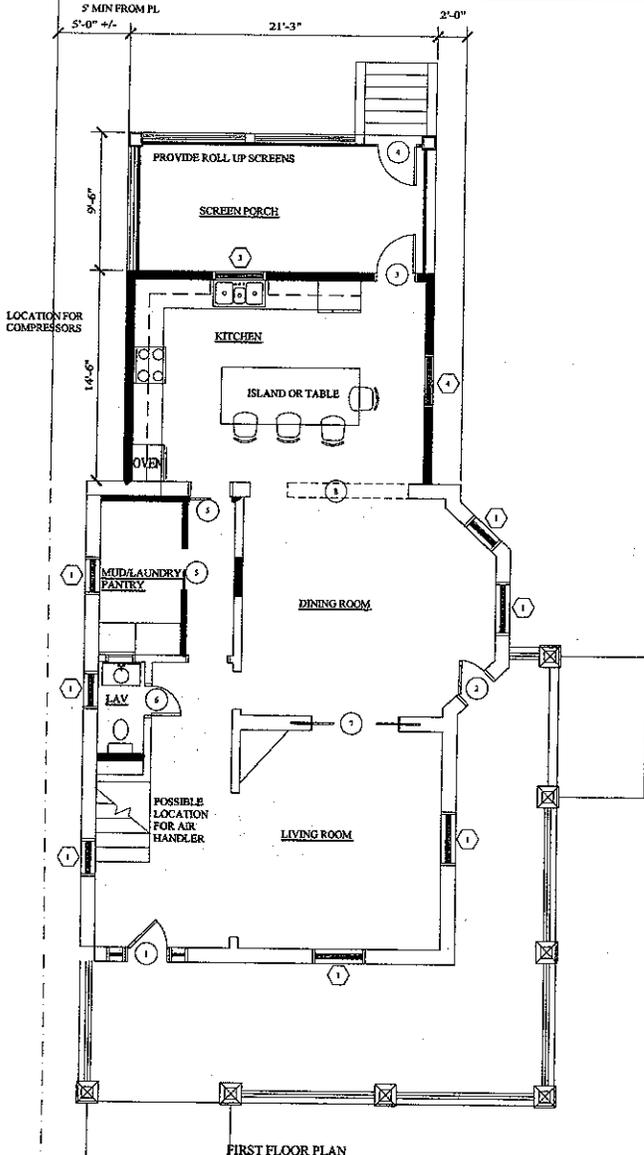
WEST (SIDE) ELEVATION

Abod Residence Addition/Renovation
 113 Tazewell Avenue, Cape Charles, VA
EXISTING CONDITIONS

3-3217
 RB

lp	11/18/10		
20113	1/8"=1'		EC-1

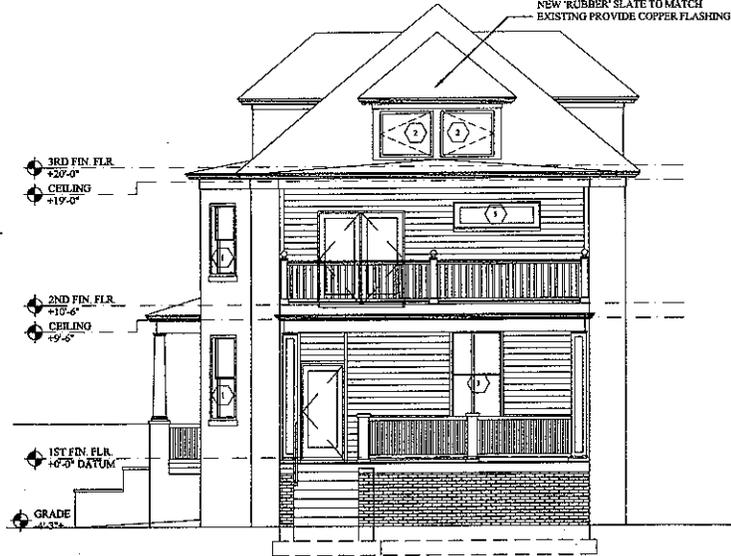
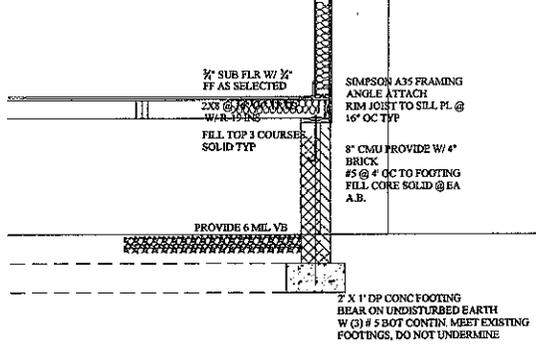
- 1. PROVIDE ROLL UP SCREENS
- 2. SCREEN PORCH
- 3. KITCHEN
- 4. ISLAND OR TABLE
- 5. OVER
- 6. MUD/LAUNDRY PANTRY
- 7. LAV
- 8. POSSIBLE LOCATION FOR AIR HANDLER
- 9. LIVING ROOM
- 10. DASH
- 11. SINK
- 12. STOVE
- 13. REFRIG
- 14. CUPB
- 15. CABINETS
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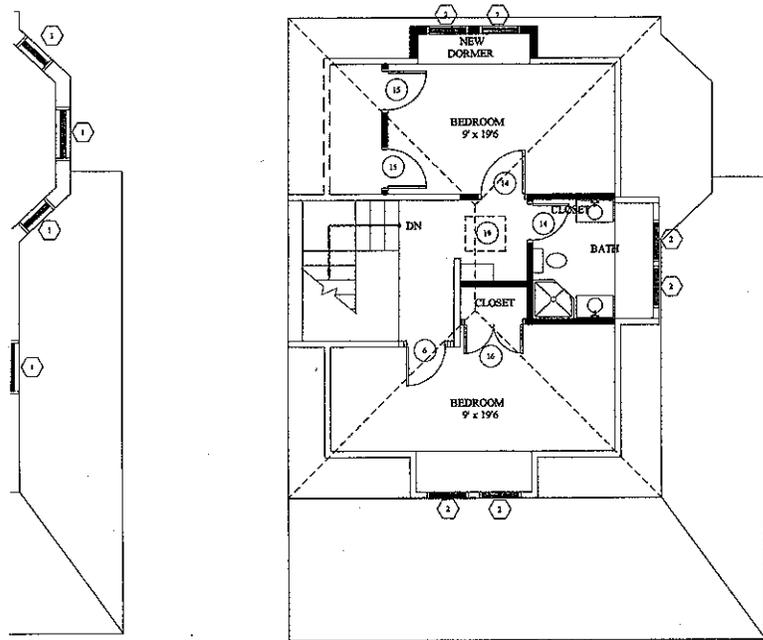
Abod Residence Addition/Renovation
 113 Tazewell Avenue, Cape Charles, VA
FLOOR PLANS, WALL SECTIONS, & SCHEDULES

lp	11/18/10		
20113	1/4"=1'	A-1	

310-3217
 :ARB



NORTH (REAR) ELEVATION



THIRD FLOOR PLAN

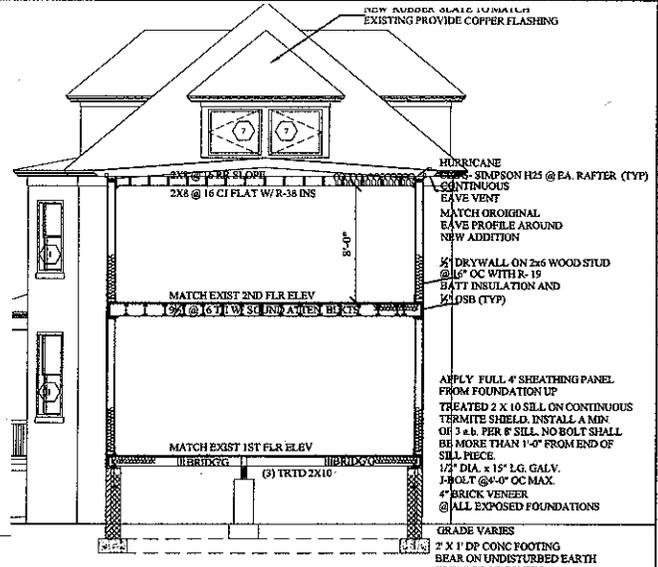


SOUTH (FRONT) ELEVATION

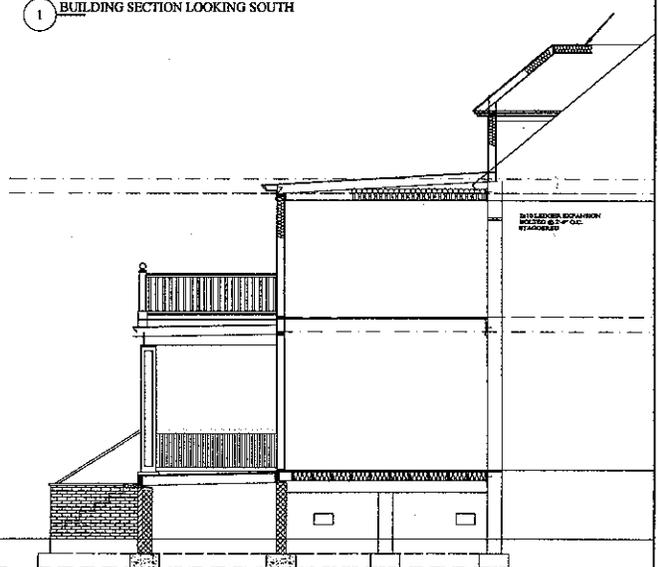
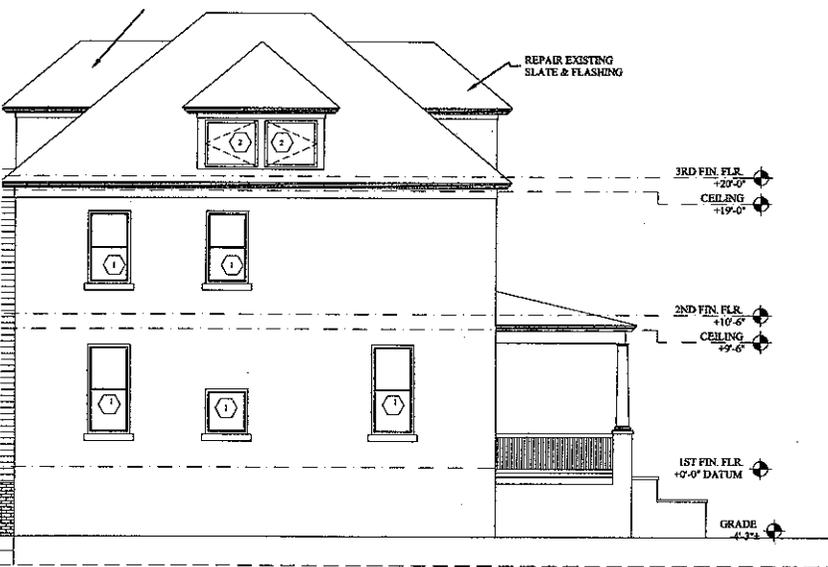
Abod Residence Addition/Renovation
 113 Tazewell Avenue, Cape Charles, VA
FLOOR PLANS & ELEVATIONS

10-3217
ARB

lp	11/18/10		A-2
20113	1/4"=1'		



1 BUILDING SECTION LOOKING SOUTH



1 BUILDING SECTION LOOKING EAST

Abod Residence Addition/Renovation
 113 Tazewell Avenue, Cape Charles, VA
ELEVATIONS AND BUILDING SECTIONS

lp	11/18/10		A-3
20113	1/4"=1'		

10-3217
ARB

Historic District Review Board Staff Report

From: Tom Bonadeo
Date: January 18, 2011
Item: 4B – 6 Tazewell Avenue – Addition and Restoration
Attachments: Plans and application

Application Specifics

The new owners of 6 Tazewell Avenue have made an application to:

1. Replace two existing windows with four doors facing the rear yard. These doors will not be seen from the street.
2. Modify the existing rooms on the rear of the house from one story with a second floor porch to a two story addition. This addition will cover three windows and a door and the finished addition will have only two windows.
3. Siding to match the existing house.
4. Roofing to match the existing roof.
5. The foundation will be modified from brick piers to solid brick.
6. The applicant will add a deck on the rear of the house outside the four doors (item 1).

Discussion

The footprint of the existing structure will remain constant although the foundation will change due to the extra load of the second floor. The new foundation will be of brick block and brick.

The attached drawing shows the items for consideration:

1. The four new doors, replacing the windows, are shown with divided lights (grilles). The applicant will provide actual drawings of the proposed doors. It was recommended that divided lights not be used as they are not in keeping with the style of the house.
2. The roof of the addition appears to be a very low pitch. Roofing type and function should be reviewed. Roof line adjustment and a metal roof may be more appropriate.
3. There is no plot plan as part of the application. Staff review shows no setback issues with the application.
4. The second floor of the addition contains no window openings. Historically, outside walls between corners have window openings. This creates a large blank space not in keeping with the rest of the house. A window could be added in the closet so that the outside appearance is more compatible with the rest of the house.
5. All of these modifications are in the rear of the house and cannot be seen from the street.

Recommendation

Review the plans and discuss the application. Staff recommends approval of the application with minor modifications.

MUNICIPAL CORPORATION OF CAPE CHARLES, VIRGINIA

Application for Historic District Review

Date 1/10/2011 Permit No. _____
 *(Attach plans) Fee: \$50.00

Applicant Liz Jones Signature Liz Jones
 Address 6 Tazewell Cape Charles, VA 23310 Telephone 240-832-8013

Owner Liz & Will Jones
 Address 6 Tazewell City Cape Charles State VA ZIP Code 23310

Contractor Dave Giannini
 Address _____ City _____ State _____ ZIP Code _____
 Town License No. _____ State License No. _____

Location of Improvement 2nd Floor - adding master bath (enclosing porch)
 Lot No. _____ Block No. _____ Lot Size _____ Lot Area _____
 Type of Improvement _____
 Proposed Use _____
 Estimated Construction Costs \$50,000

Dimension of Structure or Improvement Width _____ Length _____ Height _____
 Total Square Footage _____

Structure or Improvement will be set back
 _____ from front property line
 _____ from side property line
 _____ from side property line on corner lot
 _____ from rear property line
 _____ from alley

Town Water Permit _____ Town Sewer Permit _____

CERTIFICATION OF APPLICANT

I hereby certify that I have the authority to make the foregoing application, that the information given is true and correct, and that the construction or improvements will conform to the regulations in the Virginia Statewide Building Code, all pertinent Town Ordinances, including fire, sewer, and water ordinances, and private building restrictions, if any, which may be imposed on the property by deed. Furthermore, I certify that the changes to the improvement before or during construction will be provided to the Zoning Inspector.

RECEIPT

DATE	<u>1-10-11</u>	No.	<u>871637</u>
FROM	<u>Elizabeth Jones</u>		<u>\$50.00</u>
	<u>6 Tazewell</u>		DOLLARS
<input type="radio"/> FOR RENT	<u>Historic District Review</u>		
<input type="radio"/> FOR	<u>CK# 1505</u>		
ACCT.		FROM	TO
PAID	<u>50.00</u>	<input checked="" type="radio"/> CHECK	BY <u>[Signature]</u>
DUE		<input type="radio"/> CASH	
		<input type="radio"/> MONEY ORDER	
		<input type="radio"/> CREDIT CARD	

MIT
 Permit the applicant, owner, or contractor to proceed only after issuance of a building permit at the Municipal Building at 2 Plum Street in

denied _____
